

018.0

0004

0013.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

Total Card / Total Parcel

1,057,900 / 1,057,900

APPRAISED:

USE VALUE:

ASSESSED:

1,057,900 / 1,057,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		PRINCETON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OBRIEN DENIS M & PATRICIA
Owner 2:	
Owner 3:	

Street 1: 54 PRINCETON RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: OBRIEN BARBARA A -

Owner 2: -

Street 1: 54 PRINCETON RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,580 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Vinyl Exterior and 3108 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5580		Sq. Ft.	Site		0	85.	1.05	2									499,291						499,300	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		5580.000	558,600		499,300	1,057,900			
Total Card		0.128	558,600		499,300	1,057,900	Entered Lot Size		
Total Parcel		0.128	558,600		499,300	1,057,900	Total Land:		
Source: Market Adj Cost			Total Value per SQ unit /Card:	340.38	/Parcel:	340.3	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	558,700	0	5,580.	499,300	1,058,000	1,058,000	Year End Roll	12/18/2019
2019	101	FV	268,100	0	5,580.	646,100	914,200	914,200	Year End Roll	1/3/2019
2018	101	FV	254,700	0	5,580.	411,200	665,900	665,900	Year End Roll	12/20/2017
2017	101	FV	209,200	0	5,580.	375,900	585,100	585,100	Year End Roll	1/3/2017
2016	101	FV	209,200	0	5,580.	305,400	514,600	514,600	Year End	1/4/2016
2015	101	FV	196,400	0	5,580.	305,400	501,800	501,800	Year End Roll	12/11/2014
2014	101	FV	196,400	0	5,580.	278,400	474,800	474,800	Year End Roll	12/16/2013
2013	101	FV	196,400	0	5,580.	264,900	461,300	461,300		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OBRIEN BARBARA	1515-22		9/6/2017	Family	500,000	No	No		
	852-94		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/14/2016	1538	Heat App	12,000	C				HVAC
4/26/2016	509	Addition	160,000	O				2nd Fl addition

ACTIVITY INFORMATION

Date	Result	By	Name
6/25/2018	Permit Visit	DGM	D Mann
3/30/2017	Permit Visit	DGM	D Mann
2/21/2017	Permit Visit	DGM	D Mann
4/10/2009	Meas/Inspect	163	PATRIOT
11/3/2000	Inspected	264	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	243	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA _____



!1527!

PRINT

Date Time

12/10/20 17:06:33

LAST REV

Date Time

10/22/19 09:34:09

apro

1527

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH									
Type: 6 - Colonial	2	Rating: Very Good	A Bath:	Rating:														
Sty Ht: 2 - 2 Story			3/4 Bath:	Rating:														
(Liv) Units: 1	Total: 1		A 3QBth:	Rating:														
Foundation: 2 - Conc. Block			1/2 Bath: 1	Rating: Very Good														
Frame: 1 - Wood			A HBth:	Rating:														
Prime Wall: 4 - Vinyl			OthrFix:	Rating:														
Sec Wall:	%		OTHER FEATURES															
Roof Struct: 1 - Gable			Kits: 1	Rating: Very Good														
Roof Cover: 1 - Asphalt Shgl			A Kits:	Rating:														
Color: BLUE			Fpl: 1	Rating: Average														
View / Desir: k - Kelwyn Manor			WSFlue:	Rating:														
GENERAL INFORMATION			CONDOS INFORMATION															
Grade: B - Good			Location:															
Year Blt: 1940	Eff Yr Blt:		Total Units:															
Alt LUC:		Alt %:	Floor:															
Jurisdict: G19		Fact: .	% Own:															
Const Mod:			Name:															
Lump Sum Adj:			DEPRECIATION															
INTERIOR INFORMATION			Phys Cond: GD - Good	18. %														
Avg Ht/FL: STD			Functional:															
Prim Int Wall: 2 - Plaster			Economic:															
Sec Int Wall:	%		Special:															
Partition: T - Typical			Override:															
Prim Floors: 3 - Hardwood			Total: 18.6 %															
Sec Floors:	%		CALC SUMMARY			COMPARABLE SALES												
Bsmnt Flr: 12 - Concrete			Basic \$ / SQ: 125.00		Rate	Parcel ID	Typ	Date	Sale Price									
Subfloor:			Size Adj.: 1.08352602															
Bsmnt Gar:			Const Adj.: 0.98990101															
Electric: 3 - Typical			Adj \$ / SQ: 134.073															
Insulation: 2 - Typical			Other Features: 113590															
Int vs Ext: S			Grade Factor: 1.33															
Heat Fuel: 1 - Oil			NBHD Inf: 1.00000000															
Heat Type: 1 - Forced H/Air			NBHD Mod:															
# Heat Sys: 1			LUC Factor: 1.00															
% Heated: 100		% AC: 100	Adj Total: 686263															
Solar HW: NO		Central Vac: NO	Depreciation: 127645															
% Com Wall		% Sprinkled:	Deprecated Total: 558618															
MOBILE HOME			Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS			PARCEL ID 018-0-0004-0013.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:				Total Special Features:						Total:							

RESIDENTIAL GRID

1st Res Grid Desc: Line 1 # Units: 1

Level FY LR DR D K FR RR BR FB HB L O

Other

Upper

Lvl 2

Lvl 1

Lower

Totals RMS: 6 BRs: 2 Baths: 2 HB: 1

18 29 8

5 37 10

30 14 GAR 12

4 15

3 22

SFL FFL BMT

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,372	53.290	73,119	BMT	100	RRM	50	C	
FFL	First Floor	1,372	134.070	183,948						
SFL	Second Floor	1,050	134.070	140,777						
GAR	Garage	140	32.530	4,554						

Net Sketched Area: 3,934 Total: 3108

Size Ad 2422 Gross Are 7406 FinArea 3108

IMAGE

AssessPro Patriot Properties, Inc